

089.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

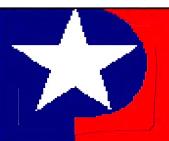
920,200 / 920,200

USE VALUE:

920,200 / 920,200

ASSESSED:

920,200 / 920,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		BRATTLE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOLEGUE LORELEI	
Owner 2:	
Owner 3:	

Street 1: 133 BRATTLE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 9,047 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1890, having primarily Asbestos Exterior and 2425 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9047		Sq. Ft.	Site		0	70.	0.76	5									483,986						484,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		9047.000	436,200		484,000	920,200		
Total Card		0.208	436,200		484,000	920,200	Entered Lot Size	
Total Parcel		0.208	436,200		484,000	920,200	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	379.53	/Parcel: 379.5	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	436,600	0	9,047.	484,000	920,600	920,600	Year End Roll	12/18/2019
2019	104	FV	340,200	0	9,047.	490,900	831,100	831,100	Year End Roll	1/3/2019
2018	104	FV	340,200	0	9,047.	366,400	706,600	706,600	Year End Roll	12/20/2017
2017	104	FV	320,100	0	9,047.	331,900	652,000	652,000	Year End Roll	1/3/2017
2016	104	FV	320,100	0	9,047.	318,000	638,100	638,100	Year End	1/4/2016
2015	104	FV	269,900	0	9,047.	269,600	539,500	539,500	Year End Roll	12/11/2014
2014	104	FV	269,900	0	9,047.	255,800	525,700	525,700	Year End Roll	12/16/2013
2013	104	FV	279,900	0	9,047.	243,400	523,300	523,300		12/13/2012

Parcel ID 089.0-0004-0010.0

!7248!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABREU JULIO	28707-357		6/15/1998		304,800	No	No	Y	

TAX DISTRICT

PAT ACCT.

7248

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2016	968	Manual	18,000	7/14/2016				Renovate three rot
10/8/2002	831	Redo Kit	5,500					
2/25/2002	95	Alterati	3,000	C				REPLACE MAIN GIRT/
12/18/2001	927	Add Bath	21,000	C				ADD BATH-REM BATH/
7/1/1999	431	Porch	9,550					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	MEAS&NOTICE	BS	Barbara S
4/4/2009	Inspected	197	PATRIOT
1/6/2009	Measured	336	PATRIOT
6/14/2005	OWNR INFO	BR	B Rossignol
1/24/2000	Measured	163	PATRIOT
8/3/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 12 - Multi-Conver				Full Bath: 1	Rating: Good																		
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																		
Prime Wall: 5 - Asbestos				A HBth:	Rating:																		
Sec Wall:			%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																		
Color: YELLOW				A Kits: 1	Rating: Good																		
View / Desir:				Fpl:	Rating:																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1890	Eff Yr Blt:			Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct: G4		Fact: .		Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	6	2											
Sec Int Wall:		%		Economic:		%		Additions:		1	6	2											
Partition: T - Typical				Special:		%		Kitchen:	2002														
Prim Floors: 3 - Hardwood				Override:		%		Baths:															
Sec Floors: 4 - Carpet	25 %			Total:	18.6 %			Plumbing:															
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	160.00			Heating:															
Bsmnt Gar:				Size Adj.: 1.15287352				General:		2	12	4											
Electric: 3 - Typical				Const Adj.: 0.95712495																			
Insulation: 2 - Typical				Adj \$ / SQ: 176.551																			
Int vs Ext: S				Other Features: 123000																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 2				NBHD Mod:																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 535930																			
% Com Wall		% Sprinkled:		Depreciation: 99683				Juris. Factor: 1.00	Before Depr: 176.55														
				Final Total: 436247				Special Features: 0	Val/Su Net: 157.47														
								Final Total: 436200	Val/Su SzAd: 208.91														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0004-0010.0								IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N	Total Yard Items:							Total Special Features:															